PLANNING STATEMENT

Proposed Change of Use and Conversion of Existing Detached Double Garage to Ancillary Granny Annex

2 Vicarage Farm Court, Silkstone, Barnsley, S75 4NY

Date : Nov 2026. Ref : 2026/135. Author : NYPA LTD

Drawing References:

- Existing Plans: **Drawing No. 2026/135/01**
- Proposed Plans: **Drawing No. 2026/135/02**

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1. Introduction

This Planning Statement has been prepared in support of a planning application for the conversion and change of use of an existing detached double garage to form ancillary residential accommodation (granny annex) at **2 Vicarage Farm Court, Silkstone, Barnsley, S75 4NY**.

The proposal has arisen as a result of the applicant's need to provide suitable accommodation for their elderly mother, who suffers from **dementia** and requires increasing levels of care, supervision and support from close family members. The proposed annex will enable her to live within the family environment whilst retaining a degree of independence and dignity.

The accommodation will remain ancillary to the main dwelling and is not intended to form an independent dwellinghouse.

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2. Site Description

The application site comprises a substantial **four-bedroom detached dwelling** located within the established residential area of Vicarage Farm Court, Silkstone.

The property occupies a generous residential plot and benefits from a **separate detached double garage** situated within the curtilage of the dwelling. The garage is of permanent construction and is well suited for conversion to ancillary accommodation.

The site benefits from extensive private driveway space and adequate off-street parking provision. The existing dwelling and detached garage are shown on **Drawing No. 2026/135/01**.

The proposal relates solely to the conversion of the detached garage building and does not involve the subdivision of the site or creation of a separate residential planning unit.

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3. Proposed Development

The proposal seeks planning permission for the conversion and change of use of the existing detached double garage to provide ancillary accommodation for the applicant's mother.

The proposed development is illustrated on **Drawing No. 2026/135/02** and will be carried out in accordance with the requirements of the Building Regulations.

Internal works will include:

- Installation of a new insulated floor construction.
- Installation of insulated walls and ceilings.
- New electrical services.
- Installation of an electric heating system.
- Associated internal finishes and fittings.

External alterations will be limited and sympathetic in nature and will comprise:

- Removal of the existing garage doors.
- Installation of new windows within the former garage door openings.
- Minor associated external works necessary to facilitate the conversion.

The accommodation will provide:

- Open-plan living area.
- Lounge space.
- Tea-making area.
- Sleeping area.

- Separate shower room.
- Retained storage area within part of the existing garage.

The proposal does not seek to create a separate residential dwelling. The annex will remain ancillary to the main house and will be occupied solely by the applicant's mother in connection with the main family home.

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4. Need for the Development

The applicant's mother suffers from dementia and requires ongoing assistance and support from family members.

The proposed annex will provide safe and appropriate accommodation close to the family home, enabling the applicant and family members to provide daily care whilst allowing the occupant to maintain an appropriate level of independence.

The proposal offers significant social and personal benefits by:

- Allowing family-based care.
- Improving health and wellbeing.
- Reducing social isolation.
- Providing a safe and familiar living environment.
- Delaying or avoiding the need for residential care accommodation.

The proposal represents a practical and compassionate response to changing family circumstances.

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5. Planning Considerations

Principle of Development

The proposal involves the re-use and adaptation of an existing building located within the residential curtilage of the dwelling.

No additional land is required, and no encroachment into open countryside will occur. The proposal represents an efficient use of existing buildings and accords with the principles of sustainable development.

Character and Appearance

The proposed alterations are modest in scale and involve the conversion of an existing detached garage building.

The external works are limited primarily to replacing the existing garage doors with appropriately designed windows. The overall form, scale and appearance of the building will remain largely unchanged.

Consequently, the proposal will preserve the character and appearance of the host property and surrounding residential area.

Residential Amenity

The proposal will not result in any significant adverse impacts on neighbouring residential amenity.

The annex is intended for occupation by a single elderly family member and will operate as part of the existing household. No additional noise, disturbance, overlooking or loss of privacy beyond that normally associated with residential occupation is anticipated.

Highway Safety and Parking

The proposed conversion will not adversely affect the existing parking arrangements at the property.

The existing dwelling is a substantial four-bedroom detached property with a generous driveway area capable of accommodating **at least four cars within the site frontage**.

The conversion works will not alter the current parking situation, and sufficient off-street parking will remain available following completion of the development.

Furthermore, the intended occupant of the annex is the applicant's elderly mother who suffers from dementia and does not drive. As a result, the proposal will not generate any material increase in vehicle movements or parking demand.

The development is therefore considered acceptable in highway and parking terms and will not have any detrimental impact on highway safety.

Social Benefits

The proposal delivers significant social benefits through the provision of suitable accommodation for a vulnerable family member requiring regular care and support.

National and local planning policy generally support development that responds positively to changing family circumstances and promotes the health, wellbeing and independence of elderly residents.

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6. Conclusion

This application seeks planning permission for the conversion and change of use of an existing detached double garage to form an ancillary granny annex at **2 Vicarage Farm Court, Silkstone, Barnsley, S75 4NY**.

The proposal has been brought forward to provide suitable accommodation for the applicant's mother, who suffers from dementia and requires ongoing care and support from family members.

The development:

- Makes effective use of an existing building.
- Preserves the character and appearance of the site.
- Protects neighbouring residential amenity.
- Maintains adequate parking provision.
- Creates no adverse highway impacts.
- Provides significant social and family care benefits.
- Remains ancillary to the main dwelling and will not form a separate residential unit.

The proposal therefore represents a sustainable and appropriate form of development that accords with the objectives of local and national planning policy.

Accordingly, planning permission is respectfully requested for the proposed conversion and change of use of the detached double garage as shown on Drawing Nos. 2026/135/01 (Existing) and 2026/135/02 (Proposed).